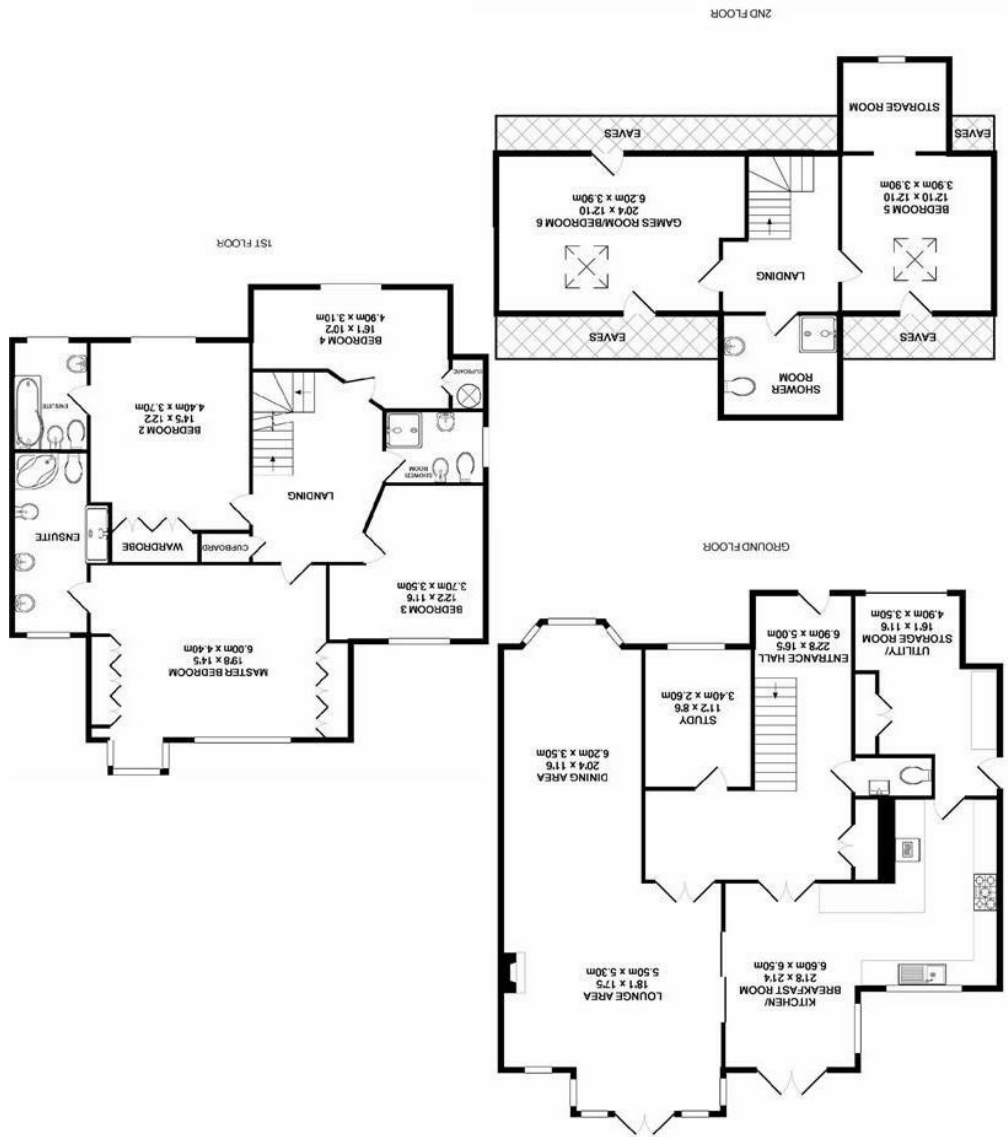


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	73
Potential	80



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# LUMLEY ESTATES



Shenley Hill, Radlett  
 Freehold

Tel: 01923 853 366  
 Email: info@lumleyestates.co.uk



**Shenley Hill**  
**Radlett**  
**Hertfordshire WD7 7BD**



A fabulous five/six bedroom detached family home located on Shenley Hill. Approached via a carriage driveway the property benefits from ample off street parking and has over 3200 square feet of very flexible accommodation arranged over three floors. Presented in excellent order throughout and comprising: Large welcoming reception hall, Kitchen/breakfast room, study, utility room and a large reception room flowing onto a dining room spanning the width of the house to the rear with doors opening onto the garden.

On the first floor there are 4 double bedrooms and 3 bathrooms including a stunning master suite.

The second floor features a further double bedroom with a 10' storage room, a shower room and a sixth bedroom/games room.

The property also benefits from underfloor heating and hot/cold air conditioning in every room.

To the rear is a simply glorious south facing garden, immaculately maintained, with a stunning willow tree and mature shrubs measuring nearly 175 feet in length.

This great house is located in the Newberries catchment area and is 0.6 miles from the mainline station and high street.

